

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TOUKAN, VIRGINIA TR VIRGINIA TOUKAN TRUST 24 BRANDYWYNE CT						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
COTUIT MA 02635						RESIDNTL	1010	838,900	838,900	
SUPPLEMENTAL DATA						RES LAND	1010	305,600	305,600	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 72 #DL 2 GIS ID F_950939_2695058				Plan Ref. 292/25-27 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		1,144,500	1,144,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TOUKAN, VIRGINIA TR		29008 194	07-13-2015	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TOUKAN, VIRGINIA & ABDULLAH		8826 0249	10-15-1993	U	I	1	1F	2023	1010	725,800	2022	1010	637,500	2021	1010	500,800
TOUKAN, VIRGINIA		8198 0332	09-15-1992	U	I	1	A		1010	302,900		1010	195,500		1010	207,700
TOUKAN, ABDULLAH & VIRGINIA		7939 0151	03-15-1992	U	I	1	F								1010	28,200
TOUKAN, ABDULAH & VIRGINIA		6405 0078	08-15-1988	Q	I	395,000	U	Total		1,028,700	Total		833,000	Total		736,700

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	5C	RESIDENTIAL EXEMPTION						
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	710,800
Appraised Xf (B) Value (Bldg)	99,900
Appraised Ob (B) Value (Bldg)	28,200
Appraised Land Value (Bldg)	305,600
Special Land Value	0
Total Appraised Parcel Value	1,144,500
Valuation Method	C
Total Appraised Parcel Value	1,144,500

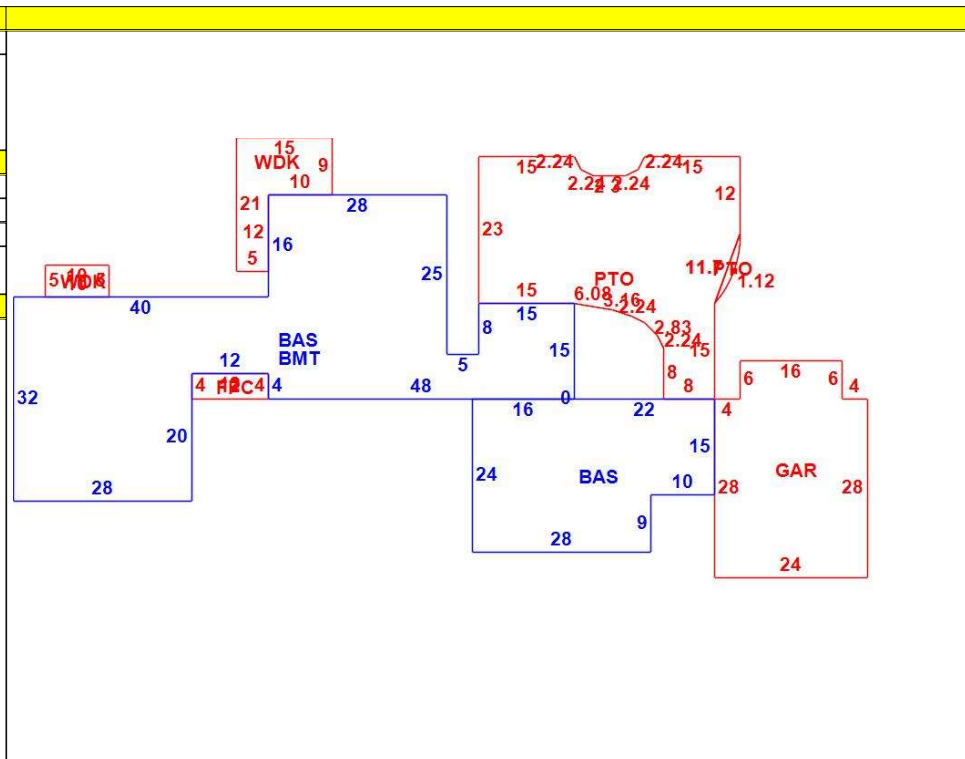
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
18-3374	10-19-2018	809	Deck	18,500	06-30-2019	100	06-30-2019	Remove entire deck existing a	08-04-2023	JO	03		16	In Office Review
15297	05-21-1996	AD	Addition	60,000	01-15-1997	100	12-31-1997		05-29-2020	DM			FR	Field Review
B20573	09-01-1978	DW	Dwelling	0	01-15-1979	100	12-31-1979	CO 1 STOR	09-04-2019	SR	01		02	Bldg Permit Completed
									02-06-2018	SR	02		03	Cycl Insp Comp
									08-29-2012	TP	03		16	In Office Review
									07-24-2012	JR	03		16	In Office Review
									09-22-2005	PT	02		01	Meas/Est

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam M-0	RF	2	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0108	1.700		1.0000	299,784.8	299,800
1	1010	Single Fam M-0	RF	2	0.240	AC 14,250.00	1.00000	1.0000	0	1.00	0108	1.700		1.0000	24,225	5,800
Total Card Land Units					1.24	AC	Parcel Total Land Area					1.24	Total Land Value			305,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		836,224
Year Built		1978
Effective Year Built		2000
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		15
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		85
RCNLD		710,800
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	Fireplace 1 sto	B	1	5000.00	2002		85		0.00	4,300
GAR	Attached Gara	B	768	40.00	2002		85		0.00	21,400
BMT	Basement-Unfi	B	2,196	26.01	2002		85		0.00	40,900
BFA	Bsmt Fin-Avg	B	2,096	17.36	2002		85		0.00	30,900
GEN	Emergency Ge	L	1	5550.00	2017		96		0.00	5,300
FOPC	Open Prch-roo	B	48	55.00	2002		85		0.00	2,400
PAT2	Patio-Good	L	1,049	9.94	2018		99		0.00	9,200
SHD2	Shed w/Elec	L	120	26.00	2018		98		0.00	3,100
FPIT	Fire Pit	L	1	3010.00	2018		99	C+	1.10	3,300
WDC	Deck comp w	L	245	28.00	2018		98		0.00	7,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,018	3,018	3,018	277.08	836,224
BMT	Basement Area	0	2,196	0	0.00	0
FPC	Open Porch Conc. Floor	0	48	0	0.00	0
GAR	Attached Garage	0	768	0	0.00	0
PTO	Patio	0	1,050	0	0.00	0
WDK	Wood Deck	0	245	0	0.00	0
Ttl Gross Liv / Lease Area		3,018	7,325	3,018		836,224

